



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** June 16, 2022

**Project:** Primrose School (Site Plan 2022-014)

**Applicant:** Primrose Schools

**Property**

**Owner:** County Line Road, LLC

**Location:** South of Huntsville-Browns Ferry Road, West of County Line Road

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### Request Summary

This is a request for a site plan for a 13,685 square foot daycare building on 2.06 acres.



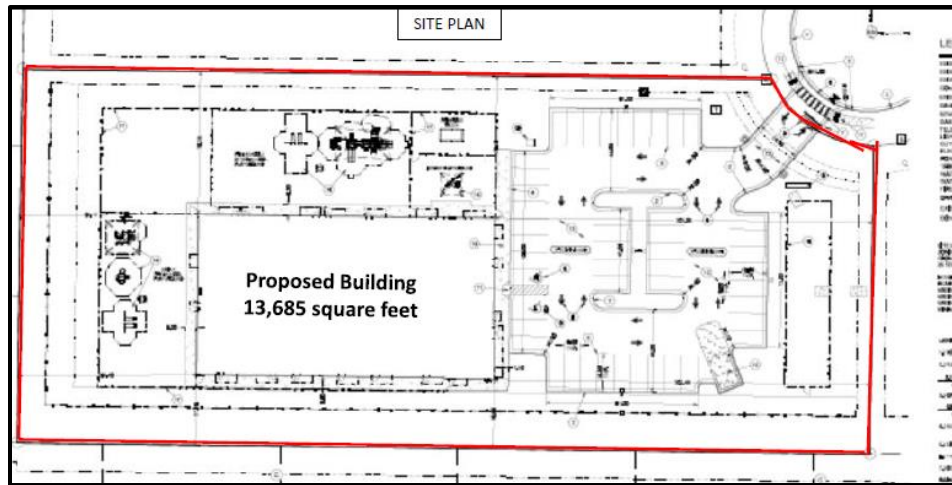
### Recommendation

Motion to:

“Approve the Site Plan for Primrose School (SP2022-014) with contingencies.”

## **Project Request**

This is a site plan for Primrose Daycare with a 13,685 square foot, one-story building and 47 parking spaces. The facility is designed to accommodate up to 194 students. There will be 25 teachers with five other staff members.



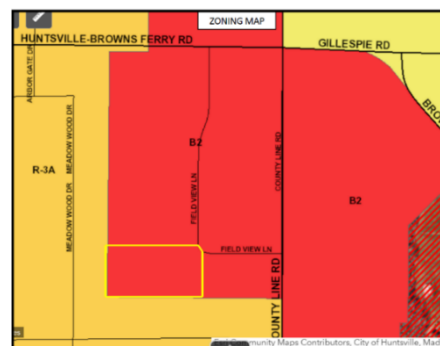
## **General Information**

### **Background:**

The Planning Commission approved a Certified Plat for Wann Properties, Phase 2 on June 17, 2021, which created the subject parcel.

### **Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>WSMP Vision Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	CC (Convenience Commercial)	B2 (Community Business District)	Vacant
North of Subject Property	CC	B2	Indoor commercial recreation
East of Subject Property	CC	B2	Vacant
South of Subject Property	SSF (Suburban Single Family)	R3A	Single family subdivision
West of Subject property	SSF	R3A	Single family subdivision



**Conformance with Long Range Plans:**

1. Future Land Use Map. Not Applicable
2. West Side Master Plan  
The subject property has the land use designation of CC. The layout of this commercial subdivision is not contrary to the objectives of this place type.
3. Growth Plan  
The subject property is in the County Line Road Key Development Area. The Plan recommends the subject area as well as other nearby property "Focus one commercial node at the intersection with Gillespie Road/Huntsville-Browns Ferry Road."
4. Parks & Recreation Master Plan. Not Applicable

**Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

**Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

**Analysis**

This facility will add additional space for childcare in the City of Madison to serve a growing community. The facility grounds will be fenced, and the rear playground is setback more than the required 30 feet from the residential property to the west. There are 12 classrooms, which would require 24 parking spaces. The project provides 47 spaces. The site plan meets all applicable regulations and staff recommends approval.

**Attachments**

1. Recommended Technical Review Committee Contingencies for Primrose School/Site Plan
2. Site Plan dated and received June 8, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
Primrose School Site Plan

Planning Department

1. Sheet 6: Label 30-foot screening buffer to the west and south (Between R-3A and B-2)